

ZONING

28 Attachment 3

Borough of Lincoln Park

Industrial Zones Bulk Schedule

Zone	Minimum Lot Requirements		Minimum Yard Requirements (feet) ²					Maximum Building Height		Maximum Building Coverage	Maximum Impervious Surface
			Principal Building			Accessory Building		Stories	Feet		
	Area (acres)	Frontage (feet)	Front	Side	Rear	Side	Rear				
TI Transitional Industrial	3 to 5.5	300	50	50	50	50	50	N/A	40 ¹	35%	75%
	5.5 to 7.5	300	50	50	50	50	50	N/A	40 ¹	35%	75%
	7.5 or more	300	50	50	50	50	50	N/A	40 ¹	35%	70%
PI Planned Residential	25	250	100	50	50	50	50	N/A	40 ¹	25%	55%
I Industrial	3 to 3.5	250	50	50	30	50	30	N/A	40 ¹	35%	85%
	3.5 to 7.5	250	50	50	30	50	30	N/A	40 ¹	35%	75%
	7.5 or more	250	50	50	30	50	30	N/A	40 ¹	35%	70%
AI Airport Industrial	All requirements of the I Industrial Zone shall pertain to this zone.										

NOTES:

- ¹ The maximum building height of the entirety of any building or structure shall be 25 feet when the building or any portion of such building is situate within 300 feet of any residential zone. Such height shall be measured from the average grade of the residential lots adjacent thereto.
- ² There shall be a minimum yard requirement of 150 feet in the T-I Transitional Industrial Zone, where such yard is adjacent to or abuts a residential zone.
- ³ For those uses permitted under §§ 28-18.2A(9), 28-18.4A(2) and 28-18.5, the buffer area width shall be reduced to 60 feet, and the side yard shall be reduced to 25 feet, for the planting of agricultural and horticultural material only, where such use is adjacent to or abuts a residential zone.